

**MINUTES OF THE GROWTH MANAGEMENT UPDATE TASK FORCE  
TO THE LANCASTER COUNTY PLANNING COMMISSION**

**DATE:** 6 April 2004

**ATTENDANCE:**

<u><b>Name</b></u>	<u><b>Affiliation</b></u>
Ron Beam	RETTEW Associates, Inc.
Lois Herr	Lancaster County Planning Commission
Rev. Edward M. Bailey	Bethel Harambee Historical Services, Inc.
Virginia Brady	Lancaster County Planning Commission Region 3
Rita A. Byrne	Historic Preservation Trust
Frank Christoffel, IV	Building Industry Association of Lancaster
Tom Despard	Commercial Prime Properties, Inc.
Julianne Dickson	Lancaster County Planning Commission Region 1
Richard Doenges	Lancaster County Agricultural Preserve Board
Charlie Douts	Lancaster County Planning Commission Region 2
Susan Eckert	United Way of Lancaster County
Ralph Goodno	Lancaster County Conservancy
Nancy Halliwell	Lancaster County Planning Commission Region 4
Caroline Hoffer	Barley, Snyder, Senft & Cohen
Rich Hurst	Hurst Brothers Development Company
Stephen Iovino	Warwick School District
Rick Jackson	ELA Group, Inc.
G. Curtis Jones	Lancaster County Association of Township Supervisors
Terry Kauffman	Borough of Mount Joy
Mike Kyle	Lancaster Area Sewer Authority
Arthur Mann, Sr.	Donsco, Inc.
Jim Miller	Miller-Warner Construction
Logan Myers	Warwick Township
Lilia Nice	Citizen
David Nikoloff	Economic Development Company
Steven Sawyer	Lancaster County Planning Commission Region 5
Heidi Schellenger	Lancaster Farmland Trust
Steven Sylvester	Dept. of Earth & Environment, Franklin & Marshall College
Diane Tannehill	Lancaster Community Indicators Project
Allen Taylor	Taylor and Taylor, P.C. / Community Business Association of Lancaster
J. Scott Ulrich	Lancaster County Planning Commission
Karen M. Weibel	Lititz Borough Planning Commission
Peter Whipple	Elizabethtown Borough
Dan Zimmerman	Lancaster County Transportation Authority / Metropolitan Planning Organization

**Staff:** Ronald T. Bailey, Nancy J. Williams, Mary Frey, Mari Rich, and Gael Rapp.

**Absent:** Eugene Aleci, Thomas Baldrige, Dan Betancourt, Phyllis Campbell, Frank Christoffel, III, John Fiorill, Carolyn French, Randy Gockley, Allan Granger, Jack Howell, Karen Koncle, Donald B. Kraybill, Donald McNutt, Katina Musser, Wendy Nagle, Jay Parrish, Randy Patterson, Patrice Polite-Dixon, Barry Smith, Tom Smithgall, Antonio Suarez, and Betty Tompos.

## **ORDER OF BUSINESS:**

### 1. **Welcome and Introductions:**

Co-Chair, Ron Beam, called the meeting to order at 11:46 a.m.

Mr. Beam announced that he and Co-Chair Lois Herr decided to alternate chairing the Growth Management Update Task Force Meetings. Mr. Beam stated that he would chair the April meeting.

Mr. Beam indicated that updating the **Growth Management Plan** is a large task and for that reason it is important to keep the meetings on track. Accordingly, to help the Task Force stay in sync with its mission, Mr. Beam indicated that the charge of the Task Force will now be placed on each agenda.

Mr. Beam also indicated that he appreciates the feedback received from several Task Force members after the last meeting. He encouraged everyone to feel free to share ideas regarding the meetings or regarding other business with Lois, himself and/or staff.

Mr. Beam then requested that each Task Force member introduce him/herself and state the organization or group that he/she represents.

Mr. Beam announced that three new members were added to the Task Force: Curtis Jones Vice-Chair of the Lancaster County Association of Township Supervisors; John Fiorill, Chief of the Southern Region Police Department; and Antonio Suarez, Lancaster City Business Owner. Later in the meeting, Mr. Beam also indicated that Steve Sawyer, Manager of Ephrata Township, has also been appointed to the Task Force as the LCPC Region 5 Representative. Mr. Beam apologized for not mentioning Mr. Sawyer earlier.

Mr. Beam also announced that two members are no longer on the Task Force:

- (a) Linda Todd was filling in for her husband, Walter Todd, as the LCPC Region 6 Representative. Mr. Todd recently resigned from the LCPC and Mrs. Todd has informed LCPC that she will defer her position on the Task Force to the person who will be replacing Mr. Todd on the LCPC.
- (b) Mr. Whyte has left his organization. He represented the Boys and Girls Club of Lancaster.

Mr. Beam stated that a revised roster will be distributed at the next meeting.

2. Approval of March 2004 Meeting Minutes:

The March 2nd meeting minutes were approved with a modification to page 2 to reflect a statement from Ralph Goodno regarding the importance of examining tax policy as part of the Growth Management Update process.

3. Administrative Announcements:

Mr. Beam stated that a **Revised Meeting Schedule** is included in the meeting handouts. The schedule is coordinated so that Task Force meetings are held in each region of the County. The schedule reflects regular meeting times and also expanded meeting times. The expanded meetings times will accommodate workshops and/or tours that focus on particular issues and challenges related to the growth of Lancaster County.

Mr. Beam informed the Task Force that at the March 2004 Meeting a **Binder Organization Table of Contents** was distributed. He also stated that additional copies are available through staff.

Mr. Beam further mentioned that a **Glossary of Terms** is included with the April 2004 meeting handouts. He advised members to place the glossary in the reference section of the **Growth Management Update Task Force Binder**. Mr. Beam also reminded the Task Force that at the March 2004 Meeting, Mr. Christoffel, IV informed the Task Force that the Coalition for Smart Growth Policy Paper has a glossary of land use terminology. The Smart Growth Policy document is included in the Task Force binder for everyone's reference.

Mr. Beam reminded the Task Force that each member should also have a copy of the 1997 **Growth Management Plan**. If anyone does not have a copy he asked them to contact staff.

Mr. Beam announced upcoming events that Task Force members may want to attend. Information about the events was included in the April 2004 Meeting Handouts.

4. Overview of Lancaster County Planning Commission Region 4:

Mr. Beam stated that at the last meeting, each member of the Task Force received a copy of a County map identifying the Lancaster County Planning Commission's 6 Planning Regions. He informed the Task Force that the April 2004 Meeting location is in Planning Region 4. Mr. Beam introduced Task Force member Nancy Halliwell, LCPC Region 4 Representative.

Ms. Halliwell gave a presentation (see attachment no. 1) that provided background information on Planning Region 4 to help the Task Force better understand some of the growth issues and opportunities in the region.

Mr. Beam emphasized that the uniqueness of each region within the County is important for the Task Force to consider as the Growth Management Plan is updated.

Following Ms. Halliwell's presentation, Mr. Sylvester asked how the growth that is occurring within region 4 compares with the 1997 Growth Management Plan. Ms. Halliwell stated that the majority of growth in Rapho and Penn Townships is within the designated Urban Growth Areas (UGA's). Mr. Beam mentioned that Rapho Township encourages contractors to build high density developments.

5. Presentation on Lancaster County Comprehensive Plan:

Mr. Beam introduced Lancaster County Planning Commission Executive Director Ronald Bailey. Mr. Bailey gave a PowerPoint Presentation (see attachment no. 2) on the **Lancaster County Comprehensive Plan** and its components. Before starting his presentation, Mr. Bailey acknowledged the work of the Coalition for Smart Growth and the development of its policy paper. He distributed copies of the Executive Summary from the paper, directing attention to the list of participants and recognizing that many of those participants are also involved in the update of the Growth Management Plan. He stated that the work of the Coalition will be very helpful in the update process.

Mr. Bailey's presentation allowed Task Force members to hear how the **Growth Management Plan** relates to the other elements of the Comprehensive Plan and how urban growth areas (UGAs / VGAs) were introduced in the earlier Growth Management Plan as a Smart Growth measure to help guide growth and density to UGAs / VGAs while preserving farmland and open space.

Mr. Despard inquired about the notion of increasing density in housing developments, mentioning that to increase density there is a need for narrower streets, less set backs, and other guidelines that will encourage more units in a housing development. Mr. Despard also mentioned that there is a lot of resistance to high density development. He asked if a model ordinance exists that could assist municipalities with Smart Growth efforts.

Mr. Bailey stated that there are model ordinances available. He also mentioned that it is important to make Smart Growth a key component of the updated **Growth Management Plan**. Mr. Bailey added that it will take a tremendous effort, including strong collaboration with municipal officials, to promote and provide support for Smart Growth throughout the County. Mr. Bailey noted that showing municipal officials examples of Smart Growth developments in the County will help them to see and gain a better understanding of the whole concept. He mentioned the proposed Florin Hills development in Mount Joy Borough and the Millcreek development in West Lampeter Township as two good examples. Mr. Bailey stated that Mount Joy Borough had its police department and volunteer fire company go to Millcreek and drive the fire trucks around the narrower streets of that development, so that they could see that the trucks are able to go through the narrow streets.

Mr. Despard asked for the density ratio of the project in Mount Joy Borough. Mr. Kauffman responded that it is close to 7 units per acre. Mr. Bailey added that it will be a mixture of large and small single family homes, townhouses, and apartments, enabling it to meet various housing needs.

Mr. Hurst asked about the width of the streets in the Mount Joy Borough project. Mr. Kauffman responded that the streets are 28 feet wide, and he stated that the project includes alley ways that will be dedicated to the Borough and used for sewer and water lines.

Mr. Kauffman informed the Task Force that Mount Borough was willing to make the necessary changes to ordinances in order to facilitate a project such as Florin Hills.

Mr. Jackson asked Mr. Bailey about the efforts that are going into transportation planning verses transportation coordination. Mr. Bailey responded that currently the County is doing an extraordinary job of linking transportation planning and land use planning such as in the case of what is being done in the PA 23 Corridor. Mr. Bailey stated that the County has made an effort to promote a balanced transportation system by taking advantage of the opportunity for rail infrastructure, promoting alternative means of transportation through park and ride lots, expanding the transit system, and providing opportunities for bicycling and pedestrian activities. He stated that the largest challenge is lack of funding. Lancaster County does not get its fair share of money. Efforts towards the implementation of a more balanced funding system for transportation has been placed on hold because of the need to maintain current transportation infrastructure. He told the Task Force that the Commonwealth of Pennsylvania chronically disinvests in this part of the state.

Mr. Mann asked about the possibility of getting the dollar to cents ratio for the tax dollars paid by Lancaster County compared to the amount of money the County receives from Harrisburg for transportation projects. Mr. Bailey stated that it would be hard to get that information.

Mr. Mann stated that he lives in an older development that has mixed housing, and the houses in his neighborhood sell quickly when they are put on the market. He asked if the ordinances have changed, causing developers to stop building developments that contain mixed housing. Mr. Bailey replied that the ordinances did change.

Mr. Mann stated that the Santa Fe Institute research claims that any system will run with no more than five rules, and if everyone agrees to adhere to those rules you can run any system. He believes that the Task Force has the challenge of figuring out the five rules for growth management. Mr. Bailey stated that the County has identified 6 guiding principles for Growth Management and they are outlined in the policy element (*Revisions*) of the Comprehensive Plan.

Mr. Miller thanked Mr. Bailey for the presentation, stating that the information was helpful to Task Force members who do not deal with planning issues on a regular basis and it was also helpful to those people who do deal with planning issues regularly.

Mr. Miller expressed concern with the use of two items in the purpose of the Growth Management Plan. As stated in the PowerPoint presentation the purpose is “to influence the pattern, location, and timing of growth.” He mentioned that the use of the word “influence” can be used as a strong word or a nudging word, and the context in which the word is being used can either help or hinder the purpose. He also questioned the use of the words “pattern” and “timing” because if the purpose of the plan is to influence those two areas, it affects the

market place. He suggests that the Task Force exercise care in how they influence the pattern and timing of growth within the County.

Mr. Bailey stated that we are already impacting pattern and timing. He mentioned that radical changes in zoning and subdivision regulations may be the best option for influencing the pattern of growth. He said that he would like to see timing in a more compatible relationship with the market, and, as the market develops, the infrastructure should be available. He said infrastructure should not constantly fall behind the market.

Ms. Halliwell stated that the 1,290 units planned for the “triangle” area of Rapho Township were made possible due to discussions with the developers about infrastructure and ordinances. She said the Township anticipates the projects will take about 15 years to complete. She said that during that time the Township Board of Supervisors will not have to worry about re-zoning land for development.

Mr. Beam stated that a partnership is the key to success in developing and implementing the updated plan.

Rev. Bailey asked which issues should be addressed first in updating the **Growth Management Plan**. Mr. Bailey responded that the Task Force needs to consider how to effectively overcome the natural fragmentation of Lancaster; revitalizing the existing communities, sustaining good growth and development in the suburban areas, and protecting the rural resources. He stated that everything is inter-related.

6. Subcommittee Process:

Mr. Beam stated that instead of trying to establish all the subcommittees now, the task will be divided into two parts:

- 1) Identify subcommittees that need to be established immediately in order to keep the plan update process on track. The three immediate subcommittees are:
  - (1) 1997 Growth Management Plan Review Subcommittee
  - (2) Consultant Request for Proposal Subcommittee
  - (3) Public Involvement Subcommittee
- 2) Identify, and establish, all the remaining subcommittees at a later time—contingent upon the findings of one of the immediate subcommittees, namely, the 1997 Growth Management Plan Review Subcommittee.

In terms of the three immediate subcommittees, LCPC Principal Planner Mary Frey gave an overview of the subcommittee responsibilities. A **Proposed Subcommittees Handout** was distributed to each member of the Task Force. The handout explains the charge of each subcommittee.

Ms. Frey stated that the goal is for the 1997 Growth Management Plan Review Subcommittee to complete their charge by June 2004. Mr. Beam stated that the subcommittee will not go into minute detail but will prepare an overall assessment of the plan.

Ms. Byrne asked if the 1997 Plan should be assessed before the Task Force proceeds with the process of selecting a consultant. Mr. Beam responded that the Task Force shouldn't wait to start the consultant selection process because the consultant will have a different responsibility.

Mr. Taylor asked what type of input the Task Force will seek from the public. Ms. Frey replied that initially we would like to see public input on the future land use of various areas in the County. She stated that through the use of Geographic Information Systems (GIS), a map can be developed to show future land use projections and growth in the County through the year 2030. Ms. Frey suggests that the Task Force conduct public workshops to show the map to the public and get opinions and ideas for changes.

Mr. Beam mentioned that the LIMC (Lancaster Inter-Municipal Committee) is currently developing a regional comprehensive plan and the Committee has conducted stakeholder workshops. He said that the workshops participants were asked to name places within Lancaster County that they liked or disliked. He told the Task Force that the workshop revealed that the public preferred livable communities over the cookie cutter developments.

Mr. Hurst asked if the consultants will be on a retainer or a project specific contract. Mr. Beam responded that the consultant will be project specific. Ms. Williams agreed.

Mr. Beam announced that Rick Jackson has been requested to chair the Consultant Subcommittee, Dan Zimmerman has been requested to chair the Growth Management Plan Review Subcommittee, and Carolyn French will be requested to chair the Public Involvement Subcommittee.

Ms. Schellenger asked when the Task Force expects to hire a consultant. Ms. Williams stated that once the Consultant Subcommittee gets under way it will bring back a timeline for hiring of a consultant or consultant team.

Mr. Beam encouraged Task Force members to contact the designated subcommittee chair or staff to participate on a subcommittee. He also stated that people who are not on the Task Force are invited to participate on the subcommittees as well. Mr. Beam added that if anyone knows of someone who would like to serve on a subcommittee, contact information should be forwarded to a designated subcommittee chair or staff.

Ms. Nice mentioned that storm water issues should be addressed in the updated plan.

7. Adjournment:

Mr. Beam gave closing comments. With no further business to discuss, the meeting adjourned at 1:30 p.m.